



Senate

General Assembly

File No. 606

January Session, 2013

Substitute Senate Bill No. 876

Senate, April 24, 2013

The Committee on Finance, Revenue and Bonding reported through SEN. FONFARA of the 1st Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

***AN ACT CONCERNING AUTHORIZATION OF STATE GRANT
COMMITMENTS FOR SCHOOL BUILDING PROJECTS AND ROOF
PITCH REQUIREMENTS FOR SCHOOL BUILDINGS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. (*Effective from passage*) The Commissioner of Construction
- 2 Services, having reviewed applications for state grants for public
- 3 school building projects in accordance with section 10-283 of the
- 4 general statutes on the basis of priorities for such projects and
- 5 standards for school construction established by the State Board of
- 6 Education, and having prepared a listing of all such eligible projects
- 7 ranked in order of priority, including a separate schedule of previously
- 8 authorized projects which have changed substantially in scope or cost,
- 9 as determined by said commissioner together with the amount of the
- 10 estimated grant with respect to each eligible project, and having
- 11 submitted such listing of eligible projects, prior to December 15, 2012,
- 12 to a committee of the General Assembly established under section
- 13 10-283a of the general statutes for the purpose of reviewing such

14 listing, is hereby authorized to enter into grant commitments on behalf
 15 of the state in accordance with said section 10-283 with respect to the
 16 priority listing of such projects and in such estimated amounts as
 17 approved by said committee prior to February 1, 2013, as follows:

18 (1) Estimated Grant Commitments.

T1	School District	Estimated	Estimated
T2	School	Project Costs	Grant
T3	Project Number		
T4			
T5	ELLINGTON		
T6	Crystal Lake School		
T7	048-0058 EA/RR/PS	\$ 18,457,497	\$ 10,744,109
T8			
T9	MILFORD		
T10	East Shore Middle School		
T11	084-0185 EA	18,950,000	10,422,500
T12			
T13	NORWALK		
T14	Rowayton School		
T15	103-0241 EA	7,695,260	2,473,257
T16			
T17	NORWALK		
T18	Naramake Elementary School		
T19	103-0242 EA	4,139,284	1,330,366
T20			
T21	ROCKY HILL		
T22	Rocky Hill High School		
T23	119-0049 EA/RR	44,955,000	19,910,570
T24			
T25	WATERBURY		
T26	John F. Kennedy High School		
T27	151-0288 EA	25,232,000	12,706,835
T28			
T29	WETHERSFIELD		
T30	Wethersfield High School		
T31	159-0100 EA/RR	74,816,617	37,939,506
T32			
T33	CREC		
T34	Gr. Htfd. Acad. of Arts Elementary		
T35	Magnet		

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T36	241-0102 MAG/N/PS	49,673,596	39,738,877
T37			
T38	CREC		
T39	Gtr. Htfd. Acad. of Arts Middle		
T40	Magnet		
T41	241-0103 MAG/N/PS	74,614,104	59,691,283
T42			
T43	CREC		
T44	Two Rivers Magnet High School		
T45	241-0104 MAG/N/PS	108,308,509	86,646,807
T46			
T47	EAST WINDSOR		
T48	Broad Brook Elementary		
T49	047-0035 E/EC	3,770,000	2,181,322
T50			
T51	ELLINGTON		
T52	Windermere School		
T53	048-0059 A	2,582,503	1,503,275
T54			
T55	HARTFORD		
T56	Weaver High School		
T57	064-0307 A/RR/EC	100,000,000	80,000,000
T58			
T59	GREENWICH		
T60	Greenwich High School		
T61	057-0111 EA	30,115,000	6,023,000
T62			
T63	NAUGATUCK		
T64	Naugatuck High School		
T65	088-0067 EA/EC	77,967,900	58,475,925
T66			
T67	SOUTHINGTON		
T68	Joseph A. DePaolo Middle School		
T69	131-0127 EA/RR/PS	45,000,000	25,231,500
T70			
T71	SOUTHINGTON		
T72	John F. Kennedy Middle School		
T73	131-0128 EA/RR/PS	45,000,000	25,231,500
T74			
T75	REGIONAL DISTRICT 6		
T76	Wamogo Regional H.S. (Vo-Ag)		
T77	206-0049 VE	61,740	49,392

T78			
T79	REGIONAL DISTRICT 16		
T80	Region 16 PK-5 Elementary School		
T81	216-0026 N	36,609,000	21,310,099
T82			
T83	REGIONAL DISTRICT 16		
T84	Laurel Ledge School		
T85	216-0027 EA/RR	7,746,000	5,283,547
T86			
T87	NAUGATUCK		
T88	Central Administration		
T89	088-0068 BE/EA	3,032,100	1,137,038
T90			
T91	STAMFORD		
T92	Dolan School		
T93	135-0269 EC	1,225,019	354,398
T94			
T95	STAMFORD		
T96	Davenport Ridge School		
T97	135-0270 EC	1,000,000	528,600
T98			
T99	WALLINGFORD		
T100	Mark T. Sheehan High School		
T101	148-0162 EC	174,135	87,694
T102			
T103	WALLINGFORD		
T104	Lyman Hall High School		
T105	148-0163 EC	131,135	66,040
T106			
T107	REGIONAL DISTRICT 16		
T108	Central Administration		
T109	216-0028 BE/A	2,371,000	808,630
T110			
T111	REGIONAL DISTRICT 18		
T112	Mile Creek School		
T113	218-0037 EC	597,900	209,265

19 (2) Previously Authorized Projects That Have Changed
 20 Substantially in Scope or Cost which are Seeking First Reauthorization.

T114	School District	Authorized	Requested
T115	School		

T116	Project Number		
T117			
T118	BROOKLYN		
T119	Brooklyn Middle School		
T120	019-0027 EA		
T121			
T122	Estimated...		
T123	Total Project Costs	\$ 1,700,000	\$ 2,065,000
T124	Total Grant	\$ 1,250,690	\$ 1,519,221
T125			
T126	EASTFORD		
T127	Eastford Elementary School		
T128	039-0012 EC		
T129			
T130	Estimated...		
T131	Total Project Costs	\$ 150,000	\$ 409,271
T132	Total Grant	\$ 90,000	\$ 245,563
T133			
T134	MERIDEN		
T135	Francis T. Maloney High School		
T136	080-0092 RNV/E		
T137			
T138	Estimated...		
T139	Total Project Costs	\$ 107,500,000	\$ 107,500,000
T140	Total Grant	\$ 82,925,500	\$ 82,925,500
T141			
T142	NEW HAVEN		
T143	(New) East Rock Global Magnet		
T144	School		
T145	093-0355 N		
T146			
T147	Estimated...		
T148	Total Project Costs	\$ 40,000,000	\$ 49,000,000
T149	Total Grant	\$ 31,428,000	\$ 38,499,300
T150			
T151	STRATFORD		
T152	Honeyspot House (Stratford		
T153	Academy)		
T154	138-0094 N		
T155			
T156	Estimated...		
T157	Total Project Costs	\$ 13,850,654	\$ 15,850,000

T158	Total Grant	\$ 7,815,924	\$ 8,944,155
T159			
T160	CREC		
T161	International Magnet for Global		
T162	Citizenship		
T163	241-0098 MAG/N/PS		
T164			
T165	Estimated...		
T166	Total Project Costs	\$ 26,564,305	\$ 31,581,500
T167	Total Grant	\$ 25,236,090	\$ 30,002,425

21 (3) Previously Authorized Project For The Technical High School
 22 System That Has Changed Substantially in Scope or Cost which is
 23 Seeking Reauthorization.

T168	School District	Authorized	Requested
T169	School		
T170	Project Number		
T171			
T172	CTHSS (HAMDEN)		
T173	Eli Whitney		
T174	900-0007 VT/EA		
T175			
T176	Estimated...		
T177	Total Project Costs	\$ 98,000,000	\$ 104,075,000
T178	Total Grant	\$ 98,000,000	\$ 104,075,000

24 Sec. 2. Subdivision (2) of subsection (b) of section 10-291 of the
 25 general statutes is repealed and the following is substituted in lieu
 26 thereof (*Effective July 1, 2013*):

27 (2) The plans incorporate new roof construction or total replacement
 28 of an existing roof and do not provide for the following: (A) A
 29 minimum roof pitch [of one-half inch per foot, except that for a total
 30 replacement of an existing roof, the Commissioner of Construction
 31 Services may permit the minimum roof pitch to be reduced to one-
 32 quarter inch per foot if the commissioner finds, based upon written
 33 certification from a licensed architect or engineer provided by the town
 34 or regional board of education, that (i) such reduction of roof pitch will

35 not impede drainage or cause pooling of water that may leak into the
 36 building to a greater degree than that of a roof of a minimum roof
 37 pitch of one-half inch per foot, (ii) the cost of replacing the roof with a
 38 minimum roof pitch of one-half inch per foot would substantially
 39 exceed the cost of replacing the roof with a minimum roof pitch of one-
 40 quarter inch per foot, (iii) the time needed to replace the roof with a
 41 minimum roof pitch of one-half inch per foot would be substantially
 42 longer than the time needed to replace the roof with a minimum roof
 43 pitch of one-quarter inch per foot, and (iv) the existing building would
 44 not support a roof with a roof pitch of one-half inch per foot without a
 45 substantial rebuilding of the existing building] that conforms with the
 46 requirements of the State Building Code, (B) a minimum twenty-year
 47 unlimited manufacturer's guarantee for water tightness covering
 48 material and workmanship on the entire roofing system, (C) the
 49 inclusion of vapor retarders, insulation, bitumen, felts, membranes,
 50 flashings, metals, decks and any other feature required by the roof
 51 design, and (D) that all manufacturer's materials to be used in the
 52 roofing system are specified to meet the latest standards for individual
 53 components of the roofing systems of the American Society for Testing
 54 and Materials;

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>July 1, 2013</i>	10-291(b)(2)

ED *Joint Favorable Subst. C/R*

FIN

FIN *Joint Favorable*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 14 \$	FY 15 \$	FY 16 \$ & beyond
Treasurer, Debt Serv.	GF - Cost	None	None	807.6 million
Treasurer, Debt Serv.	GF - Savings	None	None	Significant

Municipal Impact:

Municipalities	Effect	FY 14 \$	FY 15 \$	FY 16 \$ & beyond
Various Municipalities	Revenue Gain	None	None	529.6 million
Various Municipalities	Savings	None	None	Significant

Explanation

The bill approves \$529.6 million in state grant commitments for school construction projects, which will result in a General Fund debt service cost of \$807.6 million. The fiscal impact will not begin until FY 16 due to the timing delay between the approval of the projects and the actual start of building construction.

It also reduces the roof pitch requirement, from the current ½ inch per foot to ¼ inch per foot, for projects submitted after July 1, 2013. This will result in a significant future savings to the state and local and regional school districts. The significant cost savings will be effective for FY 16 and following fiscal years due to the timing delay between submitting project applications and actually beginning construction of the buildings.

Further Explanation

The bill approves a total of \$529.6 million in state grant commitments for school construction projects, including: (1) \$510.1 million for 27 new projects on the education commissioner's project priority list and (2) \$19.5 million for seven previously-authorized projects that have changed substantially (more than 10%) in cost or scope. The grants-in-aid will be financed through the issuance of \$529.6 million in General Obligation (GO) bonds, which will result in a General Fund debt service cost of \$807.6 million (\$529.6 million in principal and \$278.0 million in interest), assuming a 5% rate of interest and a 20 year term of issuance. The state cost of \$529.6 million in GO bond principal represents a revenue gain to various municipalities whose projects are included on the priority list.

Reducing the roof pitch requirement, from the current $\frac{1}{2}$ inch per foot to $\frac{1}{4}$ inch per foot, for: (1) new roof construction or (2) total replacement of an existing roof, for projects submitted after July 1, 2013 will result in a significant future savings to the state and local and regional school districts. For example, a large scale roof project may realize a cost savings in excess of \$5 million.

The Out Years

The debt service cost to the state listed in the table above will continue over the 20-year term of the General Obligation (GO) bonds.

OLR Bill Analysis**sSB 876*****AN ACT CONCERNING AUTHORIZATION OF STATE GRANT COMMITMENTS FOR SCHOOL BUILDING PROJECTS AND ROOF PITCH REQUIREMENTS FOR SCHOOL BUILDINGS.*****SUMMARY:**

This bill authorizes \$510.1 million in state general obligation bonds for grant commitments to 27 local school construction projects. It also reauthorizes and increases bond grant commitments for (1) six previously authorized local projects whose cost and scope have changed and (2) a previously authorized state technical high school system project.

Under the school construction grant program, local districts are reimbursed by the state Department of Construction Services for eligible costs of a construction project. Each district's reimbursement rate is individually determined based on the district's ranking by wealth among all of the state's districts. Poorer districts are reimbursed at a higher rate than wealthier districts.

The bill also changes the minimum roof pitch required on school roofs for them to be eligible a state reimbursement from ½ inch per foot to ¼ inch per foot, the standard used in the State Building Code. Under current law there are exceptions to the ½ inch requirement that allow ¼ inch.

EFFECTIVE DATE: Upon passage, except that the provision changing the roof pitch is effective July 1, 2013.

SCHOOL PROJECTS***New Authorizations***

Table 1 shows the 27 new school projects the bill authorizes.

Table 1: New School Construction Projects Authorized

School District	School	Project	Estimated Project Costs	Estimated Grant	State Reimbursement
CREC	Greater Hartford Acad. of Arts Elementary Magnet	New construction/site purchase	\$49,673,596	\$39,738,877	80%
CREC	Greater Hartford Acad. of Arts Middle Magnet	New construction/site purchase	74,614,104	59,691,283	80%
CREC	Two Rivers Magnet High School	New construction/site purchase	108,308,509	86,646,807	80%
East Windsor	Broad Brook Elementary	Extension & energy conservation	3,770,000	2,181,322	60%
Ellington	Crystal Lake School	Extension & alteration/site purchase/roof replacement	\$18,457,497	\$10,744,109	57.5%
Ellington	Windermere School	Alteration	2,582,503	1,503,275	60%
Greenwich	Greenwich High School	Extension & alteration	30,115,000	6,023,000	20%
Hartford	Weaver High School	Alteration/roof replacement/energy conservation	100,000,000	80,000,000	80%
Milford	East Shore Middle School	Extension & alteration	18,950,000	10,422,500	50%
Naugatuck	Naugatuck High School	Extension & alteration/energy conservation	77,967,900	58,475,925	74.6%
Naugatuck	Central Administration	Extension & alteration	3,032,100	1,137,038	74.6%
Norwalk	Rowayton School	Extension & alteration	7,695,260	2,473,257	32%
Norwalk	Naramake Elementary School	Extension & alteration	4,139,284	1,330,366	32%
Regional District 16	Region 16 PK-5 Elementary School	New construction	36,609,000	21,310,099	55.7%
Regional District 16	Laurel Ledge School	Extension & alteration/roof replacement	7,746,000	5,283,547	65.7%
Regional District 16	Central Administration	Alteration	2,371,000	808,630	40.7%

Regional District 18	Mile Creek School	Energy conservation	597,900	209,265	35.5%
Regional District 6	Wamogo Regional H.S. (Vo-Ag)	Equipment	61,740	49,392	40.7%
Rocky Hill	Rocky Hill High School	Extension & alteration/roof replacement	44,955,000	19,910,570	48.6%
Southington	Joseph A. DePaolo Middle School	Extension & alteration/site purchase/roof replacement	45,000,000	25,231,500	53.9%
Southington	John F. Kennedy Middle School	Extension & alteration/site purchase/roof replacement	45,000,000	25,231,500	53.9%
Stamford	Dolan School	Energy conservation	1,225,019	354,398	29.3%
Stamford	Davenport Ridge School	Energy conservation	1,000,000	528,600	29.3%
Wallingford	Mark T. Sheehan High School	Energy conservation	174,135	87,694	51.8%
Wallingford	Lyman Hall High School	Energy conservation	131,135	66,040	51.8%
Waterbury	John F. Kennedy High School	Extension & alteration	25,232,000	12,706,835	78.2%
Wethersfield	Wethersfield High School	Extension & alteration/roof replacement	74,816,617	37,939,506	56.4%

Reauthorizations

The bill also reauthorizes bonds for seven previously authorized projects whose scope or cost have changed substantially (see Table 2).

Table 2: State and Local Projects for Reauthorization

School District	School	Project	Originally authorized costs	Requested costs under the bill	Change in cost
Brooklyn	Brooklyn Middle School	Extension & alteration	\$1,700,000	\$2,065,000	\$365,000
Connecticut Technical High School System	Eli Whitney (Hamden)	Extension & alteration	98,000,000	104,075,000	6,075,000
CREC	International Magnet for Global Citizenship	New construction/site purchase	26,564,305	31,581,500	5,017,195
Eastford	Eastford Elementary	Energy conservation	150,000	409,271	259,271

	School				
Meriden	Francis Maloney High School	Renovation & extension*	107,500,000	107,500,000	0
New Haven	East Rock Global Magnet (new)	New construction	40,000,000	49,000,000	9,000,000
Stratford	Honeyspot House (Stratford Academy)	New construction	13,850,654	15,850,000	1,999,346
*This project reauthorization is solely to change the scope of the project to include purchase of land.					

ROOF PITCH REQUIREMENT

The bill also changes the minimum roof pitch required for school roofs to be eligible for a state reimbursement from $\frac{1}{2}$ inch per foot to $\frac{1}{4}$ inch per foot. It does this by requiring that the roof pitch conform to the State Building Code, which requires a $\frac{1}{4}$ inch pitch per foot for the type of roofs that can be used on schools. It also allows some exceptions under which a roof could have a $\frac{1}{8}$ inch pitch.

Under current law, there are exceptions to the $\frac{1}{2}$ inch requirement that allow $\frac{1}{4}$ inch.

COMMITTEE ACTION

Education Committee

Joint Favorable Substitute Change of Reference
Yea 26 Nay 0 (03/28/2013)

Finance, Revenue and Bonding Committee

Joint Favorable
Yea 49 Nay 0 (04/12/2013)